

WARRANTY DEED

59-6-19 ✓
52-104**Know all Men by these Presents,**

That I, KRISTINA CARAGANIS-GORDON of Waterville, County of Kennebec and State of Maine,

023094

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by RUTH A. MILLAY of Topsham, County of Sagadahoc and State of Maine,

whose mailing address is 11 Front Street, Topsham, Maine 04086

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RUTH A. MILLAY, her

heirs and assigns forever,

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEGINNING at a point on Sanger Avenue at the corner of the lot now or formerly owned by McCormick and running in a northerly direction one hundred twenty-five (125) feet on line of McCormick; thence turning and running in an easterly direction and parallel with Sanger Avenue sixty (60) feet; thence turning and running in a southerly direction one hundred twenty-five (125) feet; thence turning in a westerly direction and following the line of Sanger Avenue for a distance of sixty (60) feet to the point of beginning.

MEANING AND INTENDING to convey to said Grantee Lot No. 19 as delineated on the map or plan of said lots as made by I. E. Getchell on June 1, 1901, and reference is hereby made to said plan for a more particular description of the premises herewith conveyed. Further reference as to source of title is hereby made to deed recorded in the Kennebec Registry in Book 572, Page 575.

ALSO, another certain lot or parcel of land situate in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows; to wit:

BEING Lot Eighteen (18) lying on the northerly side of Sanger Avenue, and according to survey and plan of the Sanger Lots made by Ira E. Getchell, C. E. and filed in the Kennebec Registry of Deeds, to which reference is hereby made.

FURTHER reference as to source of title is hereby made to deed recorded in the Kennebec County Registry of Deeds in Book 567, Page 486.

BEING the same premises conveyed to Kristina Caraganis-Gordon by Warranty Deed from James D. Goulette and Elisabeth D. Goulette dated August 23, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2845, Page 81.

THIS CONVEYANCE IS SUBJECT, however to an existing Mortgage from Kristina Caraganis-Gordon to Peoples Heritage Savings Bank dated August 23, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2845, Page 83, to secure the payment of \$56,000, which Mortgage debt the Grantee herein assumes and agrees to pay.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RUTH A. MILLAY**, her

heirs and assigns, to her and their use and behoof forever.

And I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **KRISTINA CARAGANIS-GORDON**

x and

~~husband/wife of the said~~ xxx

~~joining in this deed~~ as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 4th day of the month of September, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

Stephen F. Dubord

Kristina Caraganis-Gordon
KRISTINA CARAGANIS-GORDON

State of Maine, County of KENNEBEC

ss.

September 4, 19 87.

Then personally appeared the above named **KRISTINA CARAGANIS-GORDON**

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord
Stephen F. Dubord
Attorney At Law
Notary Public

Notary Public
Attorney at Law

My Commission Expires: 9/8/87

Printed Name, Stephen F. Dubord

RECEIVED KENNEBEC SS.

1987 SEP -8 AM 9:00

RECORDED FROM ORIGINAL

